

**PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS**  
**November 5, 2008**  
**Meeting Minutes**

The public meeting of the Plumstead Township Board of Supervisors was held on Wednesday, November 5, 2008 at 7:35 p.m. at the Point Pleasant Fire Company, 6500 Point Pleasant Pike, Point Pleasant, PA.

Present:

**Frank Froio**  
**Stacey Mulholland**  
**Housley Carr**  
**Vince Formica**  
**Thomas Alvaré**  
**Carolyn McCreary**  
**Jonathan Reiss, Esq.**  
**Timothy Fulmer, P.E.**

**Chair**  
**Vice Chair**  
**Secretary**  
**Treasurer**  
**Member**  
**Township Manager**  
**Township Solicitor**  
**Township Engineer**

Chairman Frank Froio called the meeting to order at 7:35 p.m. asking for a moment of silence and leading the Pledge of Allegiance.

**ANNOUNCEMENTS AND CALENDAR:** The Board's next meeting is November 18. The meeting will be held at the firehouse while the Township meeting room roof is replaced. The EAC meets November 13 at the Township building. The Planning Commission will meet on November 20 at the fire house. The Point Pleasant Fire Company is hosting a basket bingo on Sunday, November 16. There will be a Veterans Day event at the Plumstead Christian School on Saturday, November 15. The November 17 Hulk and Fair Zoning Hearing has been postponed. A new hearing date has yet to be scheduled.

**PUBLIC COMMENT:** **Bruce Hellerick, 5500 North Easton Rd.** asked when the amendment to the Act 537 plan was going to be acted on. He also stated his attorney would be sending the Township an offer letter to preserve his farm. **Dan Hilferty, 5141 Craigs View,** spoke about the recent election indicating that poll operations within the Township went smoothly and the poll workers were to be commended.

**PRESENTATION:** **Mary Ellen Noonan, Bucks County Conservation District**

Ms. Noonan made a presentation concerning the proposed "No Child Left Inside" spring event to be held on April 11, 2009. She outlined the purpose of the initiative and the committed participants. She stated the ultimate goal of the event is to showcase opportunities in the region for free play. Ms. Mulholland provided handouts to the Board. **Motion** by Ms. Mulholland, seconded by Mr. Alvaré to allow Plumstead Township to participate with the coalition, and to allow the Township's Park & Recreation Advisory Committee and EAC to represent the Township in the "No Child Left Inside" event and its accompanying preparations. With no additional comment, all voted in favor 5-0.

**ENGINEER'S REPORT:** **Timothy Fulmer, P.E.**

**Doylestown Animal Medical Clinic:** Ed Wild, Esq. and Scott Mill of VanCleaf Engineering appeared before the Board representing the applicant. Mr. Reiss again notified the Board of his firm's conflict of interest and that therefore his firm has not been involved in this matter. Mr. Wild stated they are seeking a waiver of land development. He advised the Board that they sought a dimensional variance for the set back, which was obtained from the Zoning Hearing Board. He also referenced C. Robert Wynn Associates, Inc. letter of 06/10/08 and the Planning Commission recommendation. The Board expressed concerns about the parking in the area, with suggestions being made about altering the line of the building, signage prohibiting parking and striping being maintained in the cartways. The applicant will appear at the 11/18 meeting with a proposed modification to the building.

**Second Baptist Church Land Development:** Mr. Fulmer advised the Board that his office had received correspondence from the church's attorney requesting an extension of the timeframe to complete the improvements associated with the land development plan. He suggested extending the timeframe to

allow for the landscaping to be done in the spring. **Motion** by Mr. Formica, seconded by Ms. Mulholland to grant an extension to 05/31/09. With no additional comment all voted in favor 5-0.

**Plumstead Crossing Land Development:** Mr. Fulmer updated the Board on the status of the project stating the final wearing course and some line striping were done along with some bumper blocks being installed. He advised the Board that the additional escrow has not been received to date, and there is additional work that needs to be done to the stormwater facilities, as well as installation of landscaping around them.

**SOLICITOR'S REPORT: Jonathan J. Reiss, Esq.**

**Pisani Builders Associates:** John VanLuvanee, Esq. spoke to the Board on behalf of Mr. Pisani who was also present. He advised the Board that his client was interested in the possibility of constructing twin homes with a price point of \$400,000 or higher. Mr. VanLuvanee indicated he is not seeking rezoning, as there are other issues in addition to the right use for the property. He stated Mr. Pisani is trying to present options to the Township other than Light Industrial. The Board discussed the concept presented, giving Mr. Pisani feedback on his preliminary idea and advised him to come back when he has a firmer plan and possibly some renderings for them to review. The Board stated they would like to see homes that are consistent with homes already in that area of the Township.

**Doylestown Township Municipal Authority:** Mr. Reiss reminded the Board that this was originally discussed at their 10/21 meeting. He outlined the proposed cost increase from \$3.38 to \$3.83 and their request for a water storage tank near the proposed Carriage Hill subdivision. He indicated the current rate does not reflect DTMA's cost for the water, thus their request for an increase. Mr. Alvaré stated he did not believe other Township water customers should be supporting the costs associated with Patriots Ridge. Mr. Carr stated the tower must be sized to capacity, so as not to increase their footprint in the Township. Board consensus was for Mr. Reiss and Ms. McCreary to meet with representatives from DTMA to discuss the proposed rate increase and seek their costs associated with supplying water to Patriots Ridge.

**Costa Penn Land Holdings LLC:** Mr. Reiss advised the Board that the Zoning Hearing Board is scheduled to hear the matter on 11/24/08. One of the questions involve determining the proper use; A1 Agricultural versus G13 Horticultural. Mr. Reiss reminded the Board of the property's history and addressed the applicant's request for special exceptions and variances. Board consensus was to have the Solicitor represent the Township and opposing this at a minimum to protect the areas designated as waters of the United States.

**Carl Petetti 34-15-62-5:** Mr. Reiss advised the Board that the property owner needs a sewage maintenance agreement because it will serve both his house and an accessory building. He stated the required escrow has been received. **Motion** by Ms. Mulholland, seconded by Mr. Carr to accept the sewage maintenance agreement. With no additional comment, all voted in favor 5-0.

**Plumstead Business Campus:** Mr. Reiss advised the Board that he had sent a letter to Mr. Sigety requesting an increase in the financial security as permitted under the Municipalities Planning Code (MPC). He indicated Mr. Sigety does not believe this is necessary and outlines his reasons in a letter to Mr. Reiss. Board consensus was to pursue the increase in the financial security.

**ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager**

**Casadonti Homes Subdivision:** **Motion** by Mr. Formica, seconded by Ms. Mulholland to authorize the release of \$25,866 per the recommendation of C. Robert Wynn Associates, Inc. dated 10/20/08. With no additional comment, all voted in favor 5-0.

**Werner Subdivision:** **Motion** by Mr. Alvaré, seconded by Ms. Mulholland to authorize the release of \$17,132.58 per the recommendation of C. Robert Wynn Associates, Inc. dated 10/22/08. With no additional comment, all voted in favor 5-0.

**Professional Services Agreement– Pisani Builders Associates Inc.:** **Motion** Mr. Formica, seconded by Ms. Mulholland to accept the professional services agreement for parcel 34-4-17-1. With no additional comment, all voted in favor 5-0.

**Professional Services Agreement– Paul Moore: Motion** Mr. Formica, seconded by Ms. Mulholland to accept the professional services agreement for 6205 Durham Road. With no additional comment, all voted in favor 5-0.

**Comprehensive Plan Grant: Motion** by Mr. Alvaré, seconded by Ms. Mulholland Adopt **Resolution 2008-24** supporting an application to Pennsylvania Department of Community and Economic Development’s Land Use Planning and Technical Assistance Program. With no additional comment, all voted in favor 5-0.

**Master Casting Agreement:** Ms. McCreary advised the Board that she needed them to consider adoption of a resolution authorizing the Public Works Director to sign an agreement with PennDOT allowing them to work on Township owned structures as necessary in the course of state roadway reconstruction projects. She stated in the past he signed these agreements with no resolution being required. **Motion** by Mr. Formica, seconded by Ms. Mulholland to adopt **Resolution 2008-25** as described by the Township Manager. With no additional comment all voted in favor 5-0.

**2009 Budget:** The Board discussed the timeline for adoption of the 2009 budget, and that given the complexities and the current economic conditions it would be best to hold a separate meeting to go over the specifics, particularly in the General Fund. Board consensus is to hold the meeting on Monday November 17 at this location.

**PAYMENT OF BILLS: Motion** by Ms. Mulholland, seconded by Mr. Alvaré to approve payment of the October 27, 2008 bills list subject to audit. With no additional comment, all voted in favor 5-0. **Motion** by Ms. Mulholland, seconded by Mr. Formica to approve the payment of the November 5, 2008 bills list subject to audit. With no additional comment, all voted in favor 5-0.

**MINUTES: Motion** by Mr. Formica, seconded by Ms. Mulholland to approve the minutes of October 21, 2008. With no additional comment, the minutes were approved 5-0.

**OLD BUSINESS:** Ms. McCreary asked the Board if they had any questions or comments relating to the residential rental property inspection checklist prepared by the Zoning Officer. The Board asked for clarification on who is able to inspect sprinkler systems, as the checklist indicated it is to be done by a third party. Ms. McCreary informed the Board that she is being contacted regularly by Earth Data concerning an open invoice that the Board is disputing. The Board asked Mr. Reiss to look at the original agreement as they believe the additional billing is not appropriate and exceeded Earth Data’s RFP quote of \$36,100.

**NEW BUSINESS: Supervisors Issues**

- Mr. Formica asked that audit reports for the two volunteer fire companies and the ambulance squad be included as part of the Township’s audited financial statements. He indicated that this was also a recommendation of the Township’s auditors. He also advised the Board that a question was posed in the most recent issue of the PA Township News pertaining to who is required to sign checks. He asked Ms. McCreary to research this when she has time.
- Ms. Mulholland stated she had an item for Executive Session involving real estate.
- Mr. Alvaré noted the inclusion of a mowing plan for North Branch subdivision in his mail and asked if he could have a copy of the original approved plan that identified the Township open space. He also asked if Public Works could look at placing a street light at Point Pleasant Pike and Old Easton Road.
- Mr. Froio asked for Board feedback on the idea of requiring the ambulance board to be comprised of all volunteers, and not paid officers or staff members.

**PUBLIC COMMENT: Mr. & Mrs. Winters, 5561 Geddes Road,** spoke to the Board about the temporary lights that have been placed at the Central Bucks Athletic Association (CBAA) and the accompanying noise from the generators. The Board advised them that a zoning violation notice had been sent to CBAA, but there is a 30-day period for them to respond and/or appeal the notice.

**ADJOURNMENT**

**Motion** by Mr. Alvaré, seconded by Ms. Mulholland to adjourn at 11:40 p.m. With no additional comment, all voted in favor 5-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date approved: